

# Supporting Energy Benchmarking in the District of Columbia: A Meeting for Service Providers

**Brendan Shane and Marshall Duer-Balkind**

Office of Policy and Sustainability  
District Department of the Environment

[info.benchmark@dc.gov](mailto:info.benchmark@dc.gov)

(202) 671-3042

<http://ddoe.dc.gov/energybenchmarking>

Twitter: [@BenchmarkDC](https://twitter.com/BenchmarkDC)

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1. DC's Benchmarking Regulations: Details and Status Update
2. A New Resource: A Speaker's Bureau
3. Benchmarking and Job Creation
4. Discussion

# A Familiar Concept...



THE WALL STREET JOURNAL

Menu Labeling to Go National, Thanks to Health Bill's Passage

The New York Times

Calorie Data to be Posted at Most Chains

...Applied to a new area



# Why Benchmark?

**Utilities are the largest single expense for building owners:**

**32% - Utilities**

22% -

Repairs/Maintenance

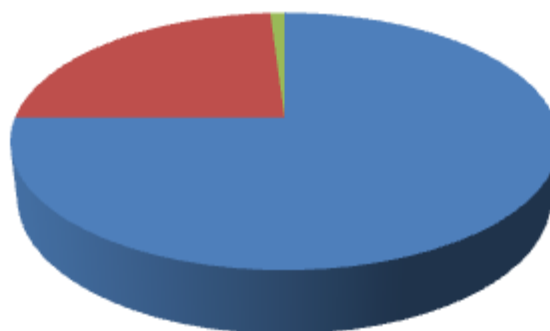
21% - Admin

5% - Security

1% - Grounds

*Source: BOMA*

**Buildings are largest source of DC's Greenhouse Gas Emissions:**



■ Buildings (75%)

■ Transportation (24%)

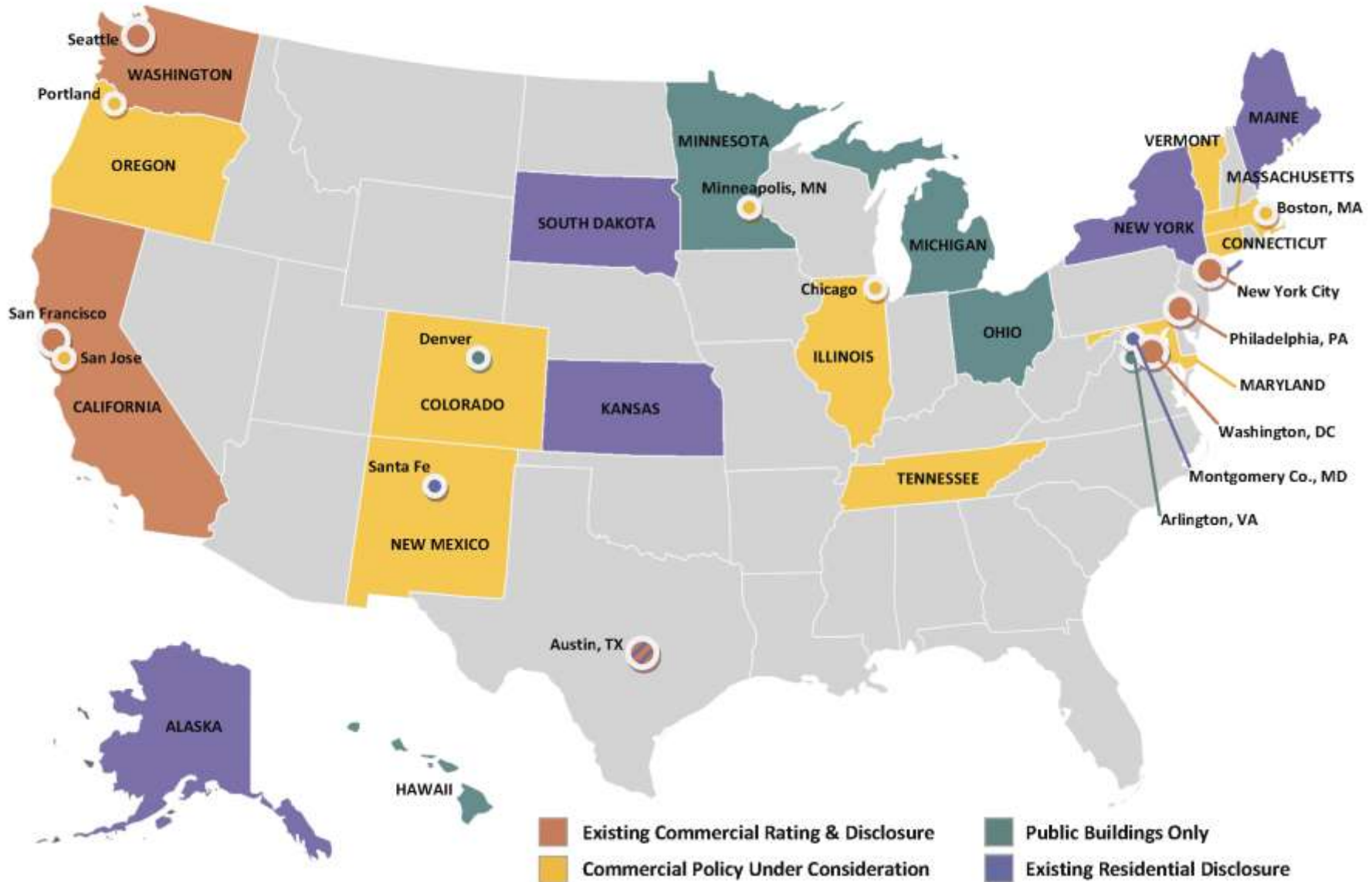
■ Waste Management (1%)

*Source: DC 2006 GHG Inventory*



# National Context

## U.S. Building Rating and Disclosure Policies



## District laws — Green Building Act of 2006 (GBA) & Clean and Affordable Energy Act of 2008 (CAEA)

- **ENERGY STAR Portfolio Manager benchmarking & public reporting**
  - Public Buildings >10,000 sq. ft.
  - Private Buildings >50,000 sq. ft., including residential buildings, phased in by building size, with public reporting beginning with the 2<sup>nd</sup> year of data

# District Phase-In by Size



Building Size (g.s.f.)	1 <sup>st</sup> Utility Year Data	Original 1 <sup>st</sup> Reporting Deadline	Projected 1 <sup>st</sup> Reporting Deadline	Cumulative # of buildings	% of Covered Buildings
200,000+	2010	July 1, 2011*	Fall 2012*	606	36%
150,000+	2011	April 1, 2012*	Fall 2012*	794	47%
100,000+	2012	April 1, 2013	April 1, 2013	1,084	62%
50,000+	2013	April 1, 2014	April 1, 2014	1,795	100%

\* Deadlines for 2010 and 2011 data are in flux based on the ongoing rulemaking process  
Deadlines will be annually on April 1 following initial reporting



# Current Timeline



Fall 2010-Spring 2011	Public meetings to seek input for rulemaking
October 21, 2011	1 <sup>st</sup> proposed rulemaking
October 21-November 21, 2011	1 <sup>st</sup> comment period
February 21, 2012	Public Meeting for further stakeholder input
July 2012	2 <sup>nd</sup> proposed rulemaking published, with 30-day comment period
Late Summer 2012	Final rulemaking published
<b>Fall 2012 (60 days after final rule)</b>	<b>2010 &amp; 2011 reports due for buildings &gt;200k</b> <b>2011 report due for buildings 150k-200k</b>
Late 2012	Publication of 2011 Data for buildings >200k
April 1, 2013	2012 reports due for buildings >100k
April 1, 2014	2013 reports due for buildings >50k

# Building Inventory

(not all categories listed)



Category	First reporting in 2012		Total	
	Buildings	Gross Sq Ft	Buildings	Gross Sq Ft
<b>Offices</b>	371	128,974,838	562	147,101,503
<b>Condos &amp; Co-ops</b>	120	30,125,752	436	56,445,598
<b>Apartments</b>	88	26,813,008	388	54,616,885
<b>Hotels</b>	45	14,620,035	91	19,153,285
<b>Education</b>	51	10,887,755	96	14,417,808
<b>Health Care</b>	14	4,491,150	29	6,259,120
<b>Retail</b>	12	3,933,231	25	5,201,443
<b>Industrial/ Warehouse</b>	7	1,870,173	45	5,118,938
<b>Total Buildings</b>	<b>794</b>	<b>241,544,055</b>	<b>1,795</b>	<b>326,536,527</b>

## How Will It Work?

- Use EPA's [ENERGY STAR Portfolio Manager](#) for both benchmarking and data submission
- DDOE will send letters to all covered buildings/owners, and will provide Building ID #
- No financial data or other confidential business information will be collected
- Failure to meet deadlines—or submission of fraudulent data—subject to fines of up to \$100/day, after 30-day warning period

# Steps to DC benchmarking



1. Determine what buildings are covered
2. Collect space use attributes and energy and water consumption as listed on *District Data Collection Worksheet*, including tenant data if applicable
3. Open [ENERGY STAR Portfolio Manager](#) (ESPM) Account
4. Enter Data
  1. Create buildings and/or campus; include Building IDs
  2. Create spaces and enter space use data
  3. Enter 12 (or 24) months of energy & water meter data
5. ESPM will generate performance results including Energy Use Intensity (EUI) and Benchmark Score (if available)
6. Submit results to DDOE using District Reporting Template (except for campuses)
7. Save all records for 3 years in case of audit by DDOE

# What buildings are covered?



## How do I calculate square footage?

Using the Portfolio Manager definition of gross square footage, calculate square footage of “primary spaces” to determine size.

When entering data into Portfolio Manager to assess performance, you should include data for all primary *and secondary* spaces.

**TIP:** The Office of Tax and Revenue CAMA database treats garages differently for residential and non-residential buildings.

**Problem:** Owners can't easily access all tenant data

**Long-Term Solution:** Aggregate Whole-Building Utility Data

- Critical to success in NYC and Seattle
- Limited privacy concerns in large buildings
- Gold standard: direct one-click upload to ESPM
- Supported by NARUC, BOMA, RER, USGBC, Data Access and Transparency Alliance (DATA), and White House's Green Button Initiative
- DDOE working with utilities, PSC, DC Council, & DC SEU to make aggregate utility data service available in DC



**Green  
Button**

[www.greenbuttondata.org](http://www.greenbuttondata.org)

**DATA**

Data Access and  
Transparency Alliance

[www.energydataalliance.org](http://www.energydataalliance.org)



## Solution for Non-Residential Buildings:

- Owner or agent must ask non-residential tenants for space use and energy and water consumption data
- Non-residential tenants are required to provide data (fines up to \$100/day)
- If tenants still don't cooperate, owner/agent can submit a partial building report without this data and report the non-compliant tenant
- If tenant then provides data, updated benchmarking report must be submitted to DDOE within 30 days

## Interim Solution for Residential Buildings:

- No data collection from residential tenants.
- Master-metered buildings can be benchmarked as whole buildings
- For other buildings, submit partial building data:
  - Space use info as known by owner/manager
    - District is making mandatory most of the optional fields for this space type in Portfolio Manager
  - Any master meter data
  - Common area meter data
  - Energy and space use data from any non-residential tenants present

- If buildings share utilities or systems without separate or sub-metering, benchmarking buildings independently not possible
- Size threshold will apply to combined gross floor area of all spaces that share master meters
- Must be benchmarked and submitted to DDOE as a single building or campus
- If buildings are metered separately, contact DDOE and provide documentation of meter configuration to be exempted

## Standard Electronic submission process:

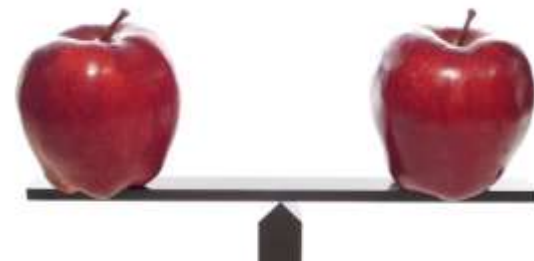
1. Download *District Reporting Template* for applicable year(s) into ESPM via link on DDOE website
2. Select template in ESPM's Custom Reporting Tool, and it will populate with all needed data (leave 24 hours since last change)
3. Verify accuracy and click "Release Data"
4. EPA sends email confirms submission

## Campus Submission:

- For 2012 and 2013, click "Request Campus Report" on Portfolio Manager main page, download spreadsheet(s), e-mail to [info.benchmark@dc.gov](mailto:info.benchmark@dc.gov)

# Publication of Results

- Benchmark results will be made public in 2<sup>nd</sup> reporting yr
- Results will be reported on the DDOE website ([www.ddoe.dc.gov](http://www.ddoe.dc.gov))
- Whole vs. Partial building data will be distinguished
- Data stored in secure US DoE database



Address	Year Built
Energy Performance Rating (1-100)	Energy Intensity
Electricity Use	Natural Gas Use
Water Use	CO <sub>2</sub> Emissions
Space Type	Gross Building Area

- Free Webinars from U.S. EPA:
  - [www.energystar.gov/benchmark](http://www.energystar.gov/benchmark)
- Save the Date: Special EPA Training for Service Providers, August 15, 2012
- DC SEU Benchmarking Help Center:
  - *Technical* assistance with ENERGY STAR Portfolio Manager and DC benchmarking requirements
  - **FREE**
  - **Hotline: 202-525-7036**
  - In-Person training sessions periodically



# Creating Another Resource: A Speaker's Bureau



- In NYC, Urban Green organized a very successful Speaker's Bureau
- Service Providers went out into the community and gave presentations on benchmarking laws
- **Win for City:** Higher compliance rates
- **Win for Building Owners:** Education
- **Win for Service Providers:** Brand awareness
- We want to do something similar in DC



1. If interested, talk to us or e-mail [info.benchmark@dc.gov](mailto:info.benchmark@dc.gov)
2. Depending on level of interest, you may need to complete an application form
3. A standard presentation template will be provided to all speakers
4. DC SEU will assist with coordination and scheduling of presentations

# Benchmarking Policy and Jobs

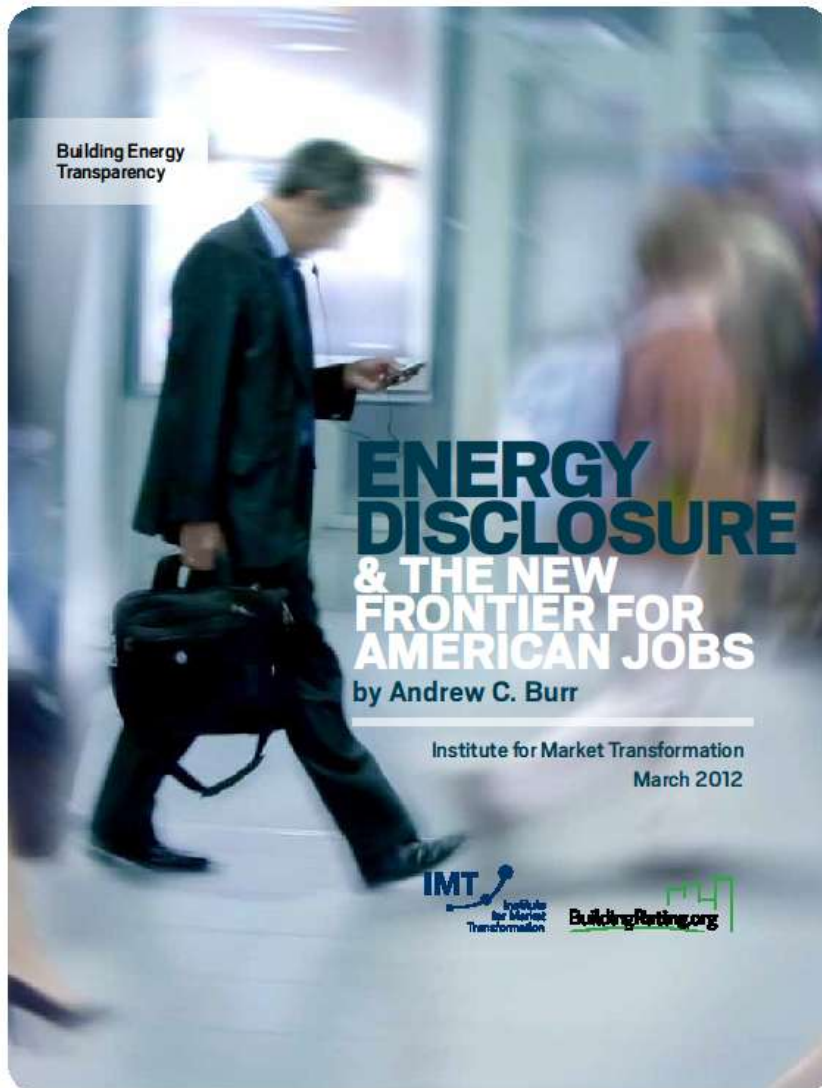
Caroline Keicher

Program Manager, Building Energy Performance Policy

Institute for Market Transformation

[caroline@imt.org](mailto:caroline@imt.org)

# Job Growth and New Business Opportunities



## First report documenting job growth from energy benchmarking policies

- Profiles of small businesses adding staff and increasing client bases
- **KEY TAKEAWAY:** Financing not the key barrier. Primary issue is demand.



# Jobs: Testimonials



“As a Silicon Valley venture capitalist ... I tell our green startup companies to focus on San Francisco or New York City. That’s where the action is going to be.”

- Elton Sherwin, venture capitalist, senior managing director, Ridgewood Capital



“The Greener Greater Buildings Plan has spurred the New York Market to interest and activity around energy efficiency. Over the past year, we have begun working with over 75 million square feet of real estate in New York and over 400 new clients.”

- Lindsay Napor McLean, COO, Ecological



“When an owner sees a benchmarking score that is lower than expected, they’re a little more receptive to improvements to bring the score up, which in turn lowers their utility costs.”

- Kevin Dingle, president, Sustaining Structures



# Jobs: Testimonials



“Local Law 84 is really a positive force. The fact that we have competition that didn’t exist before shows that it is growing the market.”

- Jeff Perlman, president & founder, Bright Power



“We already have more work to do than we have people for.”

- Erica Brabon, senior consultant, Steven Winters Associates





# Discussion...



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[jandreoni@dcseu.com](mailto:jandreoni@dcseu.com)

Hotline: (202) 525-7036



[caroline@imt.org](mailto:caroline@imt.org)

(202) 525-2883